

Timbrshor HOA Board September 30th, 2024 Meeting

Approval of prior board meeting minutes (All)

- September 10th, minutes were reviewed, and additional comments were included. Motion to approve by Sue. 2nd by Lorin. The motion passed unanimously.

Water Project Update(All)

- Sue summarized progress of Well Group 4. Group is getting closer on agreeing to a set of terms.
 - Majority of the undeveloped lots were ready to contribute for the construction of the system, however discussions have continued how to handle maintenance costs for all users.
 - Some owners would like to have the water agreement completed; however, this step will take place later.
 - Jim questioned if it is time to send out 2nd water notice that will ask owners if they will be joining at the time of construction or being a late joiner or connecting member.
- Well Group 5/9. Discussion between Lorin, Amy, Jim, and Engineers occurred since our last board meeting. Idea for splitting wells 5 and 9, could be less expensive. This is currently being looked at further by Karl, our engineer.
 - Lorin has had multiple conversations with some of the non-compliant owners. Most are non-committal and has led to little progress. Lorin feels that once the new information and costs are obtained from below proposal, further discussions can ensue.
 - Jim summarized costs provided from Karl which included single/double multi-user Wells vs. a PWS.
 - The board discussed history and origination of the different well groups. These groups appear to have originated primarily from the engineers and location of the different approved wells.
- The Flathead Reservation Water Management Board (FRWMB) has finally opened the application process for subdivision drilling.
 - It will be important to finalize each well groups decision for the number of participates so that the engineers can begin finalized detail design.
 - The earliest that we could drill is the Spring of 2025; however, realistically, it is looking more like the Fall of 2025.

Lifting of Moratorium (Dan)

- Doug has been in contact with Fire Chief Burland, who is ready to proceed with a letter. Dan resent county documents and a proposed letter for review and will follow up.

Treasurer Update (Molly)

- Molly stated that we were 12k over budget from last year. 9.5k from Dennison tree work and other grounds work. Multiple windstorms have occurred recently which have resulted in emergency removal of trees.
- Current fiscal year is at 17k which is right on track for what we normally spend up to this point.
 - Guys for the job—slightly more expensive from year's past. Molly will discuss with Blake on importance of tracking of activities and expenses.
 - Approximately 65% of members have paid their annual dues.

Other items:

- Art Nichols and a small crew brought the floating and swimming docks out for the winter. Bob Martin again assisted with his bobcat. \$250 to \$500 of hardware necessary to repair the docks. An additional \$500 is necessary for roping and marking tape. 2/3 buoys are filling up with water. Total bill \$1000 for material and \$250 labor. Board approved proposed expenses.
- Trash services and bears. Bears continually break into our trash cans spilling the trash around the boatyard.
 - Bears continue breaking into trash cans. Caryl and Art suggested removing “bear-proof” cans and exploring other solutions. Lorin will investigate options, and Molly will contact Republic about removing smaller cans.
 - Armstrong’s cabin is for sale with possible short term rental inquiries. Jim discussed our community’s expectation and respect of our refrigerator rules.
 - Lorin and Sue sent in the water/sewer documents to the state.

Molly motioned to adjourn, 2nd by Dan. The motion passed unanimously.